Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Shah Brothers c/o Ashok Shah 3065 Guthrie Highway Clarksville, TN 37403	Map Parcel, Portion 19-14 13	Shah Brothers c/o Ashok Shah 3065 Guthrie Highway Clarksville, TN 37403

This instrument prepared by: Boult, Cummings, Conners & Berry (LEM)
222 Third Avenue, North, P.O. Box 198062, Nashville, TN 37219

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, North Creek Associates Ltd. ("Grantor") has bargained and sold, and by these presents transfers and conveys to Ashok Shah ("Grantee"), Grantee's heirs and assigns, certain land in Davidson County, State of Tennessee, being more particularly described in Exhibit A, which is attached hereto and incorporated herein by reference (the "Property").

This conveyance of the Property, and all covenants and warranties contained herein, are made expressly subject to the following:

1. Real estate taxes for the current year which have been prorated between the parties.

2. Agreement for Dedication of Public Utilities Easement of record in Book 7507, page 693, said Register's Office.

3. Restrictive covenants contained in instrument of record in Book 7118, page 938, as amended in Book 7245, page 958, and further amended in Book 8195, page 337, said Register's Office.

4. All matters as shown on the Final Plat, Northcreek Commons of record in Book 6900, page 205, and the Final Plat, Section Five Northcreek Commons of record in Book 7900, page 441, said Register's Office.

5. All matters as shown on the Boundary Survey, Lot 6, Section 5, Northcreek Commons prepared by Ragan-Smith Associates, Inc. dated September 29, 1992 (Job No. 77-263).

TO HAVE AND TO HOLD the Property, with all appurtenances, estate, title, and interest thereto belonging to the Grantee, Grantee's heirs and assigns, forever.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $263,657.80.

Ashok S. Shah
Affiant

Subscribed and sworn to before me this 2nd day of October, 1992.

Loretta B Lane
Notary Public
My Commission Expires: 5/23/94

NOTARY PUBLIC DAVIDSON COUNTY, TENN.

Grantor covenants with Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein.

Grantor further covenants and binds itself to warrant and forever defend the title to the Property to Grantee, Grantee's heirs and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, except that no warranty is made as to the amount of acreage in the Property.

IN WITNESS WHEREOF, Grantor has executed this Deed this 1st day of October, 1992, the Limited Partnership having caused its name to be signed hereto by its duly authorized officers on said day and date.

NORTH CREEK ASSOCIATES, LTD.

By: AFPC Equity Investors, Ltd.,
General Partner

By: W. Gerald Ezell
W. Gerald Ezell
Managing General Partner

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Karen T. Byrd, Notary Public, W. Gerald Ezell, with whom I am personally acquainted and who acknowledged that he executed the within instrument for the purposes therein contained and further acknowledged himself to be the Managing General Partner of AFPC Equity Investors, Ltd., a Tennessee limited partnership, said limited partnership being a general partner of North Creek Associates, Ltd., a limited partnership, and further acknowledged that AFPC Equity Investors, Ltd. is authorized to execute this instrument on behalf of North Creek Associates, Ltd.

WITNESS my hand, at office, this 1st day of October, 1992.

Karen T. Byrd
Notary Public

My Commission Expires: 11-26-94

WP:CGFSWDSHAH

EXHIBIT A

Land, being unimproved property in the Second Civil District of Metropolitan Nashville, Davidson County, the City of Goodlettsville, Tennessee, known as Lot 6 of the Final Plat, Section Five, Northcreek Commons Development of record in Book 7900, Page 441, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being part of the same property conveyed to North Creek Associates, Ltd., a Tennessee limited partnership by deed from Roy C. Flowers of record in Book 6782, page 335, and by deed from Ervin M. Entrekin, Trustee of record in Book 6654, page 95, Register's Office for Davidson County, Tennessee.

6920 10/02 0101 03CHECK 988.69

51420

RECEIVED FOR REFERENCE

OCT 2 2 32 PM '92

DAVIDSON COUNTY, TN

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

BOOK 8746 PAGE 778

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

CAMT
263657.80
CON TX 975.69
PRFEE 1.00
WDEED 12.00
TOTAL 988.69
CHECK 988.69

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

10/02/92 01 14:33 0001 6920

51420

IDENTIFICATION REFERENCE

OCT 2 2 32 PM '92

DAVIDSON COUNTY, TN

No. 576462